

**TOWN OF ALTON  
ALTON PLANNING BOARD  
ZONING DELINEATION WORKSHOP  
APPROVED 4/20/2010  
March 16, 2010**

**Members Present:** William Curtin, Chair  
Timothy Roy, Vice Chair  
David Hussey, Board of Selectmen's Representative  
David Collier, Member  
Scott Williams, Clerk

**Others Present:** Sharon Penney, Town Planner  
Stacey Ames, Planning Assistant  
Lou LaCourse, ZBA Member  
Steve Miller, ZBA Member-Elect  
David Lawrence, Conservation Committee Member

**I. CALL TO ORDER**

T. Roy, Acting Chair, called the meeting to order at 5:09 p.m.

**S. Williams made a motion to remove Bruce Holmes from the Planning Board, citing non-attendance as the reason. D. Hussey seconded the motion, which passed with four votes in favor. W. Curtin abstained.**

**S. Williams made a motion to appoint W. Curtin to fill the remainder of Bruce Holmes' term. D. Hussey seconded the motion, which passed with four votes in favor. W. Curtin abstained.**

**II. DISCUSSION - GENERAL**

There was discussion concerning scheduling of the charette.

S. Miller questioned what this meeting is; members clarified that it is a zoning delineation workshop. Mr. Miller had voiced concern about voting when he had not been sworn in.

**III. APOINTMENT OF ALTERNATES**

There are none to appoint.

**IV. APPROVAL OF AGENDA**

**S. Williams made a motion to approve the agenda as presented. D. Hussey seconded the motion, which passed by unanimous vote.**

## **V. APPROVAL OF MINUTES**

**W. Curtin made a motion to accept the minutes of the March 2, 2010 Zoning Delineation Workshop as presented. T. Roy seconded the motion, which passed with three votes in favor. D. Hussey and S. Williams abstained.**

## **VI. PUBLIC INPUT**

T. Roy opened public input; it remained open for the duration of the meeting, as this is a workshop.

## **VII. DISCUSSION – ZONING DELINEATION**

S. Ames handed out information concerning the charette process. The new zoning ordinance book and the Natural Resource Inventory were also given to attendees.

T. Roy brought S. Miller up to speed on the focus of these workshops; to expand the commercial zone while maintaining the character of the town, and to equalize the tax base.

Charette is planned for June 5, 2010. Details concerning logistics, timing, location, advertising, etc. were discussed. There are several corporations who have programs to donate funds to help cover expenses. There was discussion of getting the ABA involved; S. Penney will call to get an invitation to an upcoming meeting. Mark Morrill from DOT District 3 would like to have DOT involved.

LRPC will provide maps and help with facilitation.

The renovation of the Traffic Circle was discussed.

D. Lawrence spoke about the National Wildlife Inventory maps done in 1986. There are more recent ones; C. Balcius is trying to locate them. There was discussion concerning maps and overlays to show wetlands, scenic resources, conservation land, etc. S. Penney stated that LRPC is our resource for these; they work with the Granite Data System out of UNH. She is unsure how LRPC and SPNF would integrate with the Granite Data System, if at all. There was further discussion concerning what resources might be available and how to proceed to get them.

S. Penney suggested that each of the sub-committees should identify their mapping needs and let her know so that she can have resources available for planning and at the charette.

S. Williams asked if they should be identifying particular areas of thought; he would like to see a framework in place going forward. There was discussion concerning the Zoning Board and their involvement; they had a short discussion at their last meeting and will discuss more going forward. L. LaCourse suggested that the Zoning Board should have a special meeting/workshop to discuss this.

Identification and re-labeling of new zones was discussed. Village commercial, light industrial and historical zones were mentioned. Each zone would stand independently. D. Hussey

suggested that this should be looked at to see what types of zones would be appropriate in each area; he suggested a sub-committee to do this.

S. Williams asked if LRPC would be available to come in and offer guidance to the Board about how to focus their efforts going forward, prior to the charette. S. Penney will check on this. She stated that they really need to get their subcommittees together; the subcommittees need to get their ideas down then give them to her and she will help them to narrow it down. W. Curtin stated that they know what they want to do; they just need some guidance as to how to get there, before they start the sub-committees. Others also mentioned that they would like an outline or framework to help guide them, as well as some guidance from LRPC.

Geographic parameters and goals need to be set.

D. Lawrence asked if they should proceed to try to develop the map with the wetlands and conservation areas to use as an overlay, or should they hold off. Board members spoke in favor of continuing; the sooner they get it done the better. Timeframe of the more recent version of the maps was discussed; it was thought that the maps were most recently done in 2001-2002.

S. Penney will come up with an outline for the board to look at; if more guidance is needed after that they can reach out to LRPC.

S. Miller suggested using information from prototype communities such as Plymouth, Exeter, or Portsmouth. S. Penney will talk to the planners in those communities to get their input.

### **III. ADJOURNMENT**

**D. Hussey made a motion to adjourn. S. Williams seconded the motion, which passed by unanimous vote.**

Meeting adjourned at 6:00 p.m. The next Zoning Delineation Workshop will be April 6, 2010 at 6:00 p.m.

Respectfully submitted,

Mary L. Tetreau  
Recorder, Workshop Session